

Heritage Referral Response

Application Number:	DA2023/1858
Proposed Development:	Alterations and additions to a residential flat building including detached garage with basement storage
Date:	03/04/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot CP SP 22578 , 14 Birkley Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is within the vicinity of heritage items:</p> <p>Item I85 - Group of dwellings - 1–25 Birkley Road</p> <p>Item I161 - The Ivanhoe Loop (former tram track route) - Ivanhoe Park</p> <p>Item I162 - Ivanhoe Park - Ivanhoe Park (bounded by Sydney Road, Belgrave Street and Raglan Street)</p>
Details of heritage items affected
<p>Details of the items as contained within the Manly inventory are as follows:</p> <p>Item I85 - Group of dwellings <u>Statement of Significance:</u> This is a heritage item. The contribution made by these buildings to the streetscape is of major significance in that they are unified by period, massing and scale and because they represent a strong visual link with post Federation architecture of the 1920's-30's. <u>Physical Description:</u> Group of substantial brick, stucco, slate or tiled roof buildings representing Post Federation architecture of the 1920's and 1930's. Much original detail intact. The buildings are unified by style (period), massing and scale. No. 23 Birkley is a particularly fine example of Spanish Mission style architecture. Eastern side of Birkley Road, between Sydney Road and Raglan Street (odd numbers)</p> <p>Item I161 - The Ivanhoe Loop (former tram track route) <u>Statement of Significance:</u> Site of Manly Flower Show and early open space planned as a Resort element by HG Smith. Major association with the development of trams/transport in Manly, and indicates the way steep terrain was traversed when suitable public roads were not available <u>Physical Description:</u> "The tramline from Manly to the Spit left Manly via Raglan Street, entering Ivanhoe Park near the entrance to the Bowling Club, and then formed a reserved track curving around the north east corner of the Park as a passing loop or duplication. The site of the Loop survives at the northern end of Park Avenue, up which the original line continued until it reached Sydney Road."</p>

Item I162 - Ivanhoe Park

Statement of Significance:

Ivanhoe Park (including Manly Oval) cultural landscape, is important in the course of New South Wales cultural history combining a 'pleasure garden' park, a traditional 'village green' community and sporting venue, and a passive recreational garden, demonstrating the principal characteristics of a Victorian-era park adapted to the Australian setting. This landscape is unique within New South Wales as a place with a combined history of Aboriginal heritage and 150 years of recreation, sport and community use.

With its natural land formation of sandstone outcrops and overhangs and watercourse flowing into what was a low-lying swamp area, the site has high potential to reveal tangible Aboriginal heritage of the Kay-ye-my people, and with its close proximity to three identified aboriginal heritage sites the site relates to intangible cultural heritage of the local Aboriginal people.

Physical Description:

The gardens rise westwards in the park and contain sandstone outcrops and overhangs, small open lawns, majestic and rare trees, exotic under-plantings, a scout hall (1973), child care centre (1962), and a War Memorial monument and lawn (1953). The gardens were dedicated as the Manly War Memorial Park in 1953.

Along the western and northern edge of the park is the former tramway corridor.

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal seeks consent for alterations and additions to the existing residential flat building, including the demolition of the existing terrace, garage and fence along Birkley Road and the construction of a new garage, boundary fence, bin storage behind the fence and removal of two trees fronting Birkley Road. No works have been proposed to the Park Avenue elevation.

The existing property is not a heritage item, however it dates back to early 1900s and retains the original massing and roof form including some internal features. The proposal retains the main building except the original boundary fence the later addition of the first floor terrace facing Birkley Road. It is noted that the existing sandstone retaining walls to the existing patio have been removed and the patio has been extended. It is recommended to reuse the stones for the new retaining walls in this area. The proposed replacement of the garage is considered to be complementary to the streetscape, however the proposed boundary fence is higher than the existing fence. The proposed bin storage is at a lower level than the street level, therefore is not visible from the street. Heritage recommends to retain the existing fence as it is of the same material as the boundary fence of 16 Birkley Road and also it is noted that the approved boundary fence for the adjoining property at 12 Birkley Road is 1200mm high at the north-west corner.

Given the proposed works do not alter the main building and the design of the new garage is

sympathetic to the streetscape the impact of the proposal upon the heritage items in the vicinity is considered manageable.

Therefore no objections are raised on heritage grounds subject to two conditions.

Consider against the provisions of CL5.10 of Manly LEP2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? No

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Full Photographic Archival Record

A full and thorough photographic archival record of 14 Birkley Road is to be made of all original fabric on the subject site existing buildings and structures excluding the later additions but including all interiors and exteriors and their setting - including the boundary fence, in accordance with the guidelines issued by NSW Heritage. This record must be submitted to and approved by Council's Heritage Officer prior to the issuing of the Construction Certificate. Once approved, a physical copy must also be submitted to Council's Local Studies Library.

The photographic record should be made using digital technology, and must include at a minimum:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100 with dimensions of rooms;
- Internal photos detailing every room;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.

Details demonstrating compliance with this condition must also be submitted to the Principal Certifying Authority prior to commencement of any demolition or works on-site.

Reason: To provide an archival photographic record of the historic building including its setting and any moveable heritage onsite, prior to the commencement of any works.

Front boundary fence

The existing stone boundary fence facing Birkley Road is required to be retained to maintain its visual contribution to the streetscape. The extension of this fence to the proposed height should be with a see through material such as a timber picket fence or similar. Rendering the stone fence is not acceptable. Details demonstration compliance with this condition must be submitted to and approved by Council's Heritage Officer prior to the issuing of the Construction Certificate.

Reason: To ensure the significant features of the subject property that contribute to the existing streetscape are maintained.